

1723 31 Street SW
Calgary, Alberta

MLS # A2323576



\$974,900

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,837 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Lan		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Mounts (4X), Wine/ beverage fridge in basement		

Thoughtfully built and intentionally designed, this striking Shaganappi residence stands entirely apart from the typical inner-city infill. Every corner of this property shows careful planning, focusing heavily on quality materials, daily comfort, and real architectural substance. Step past the front door into a wide foyer, right next to a quiet den that makes a perfect home office or flex space. The main floor gets incredible sun through large windows and massive sliding glass doors that open completely to a private, west-facing backyard. Everything centers around the kitchen. Built for hosting and busy mornings alike, it features granite countertops, a huge central island, high-end stainless appliances, and plenty of actual workspace. It flows smoothly into a formal dining area and a bright living room. The living room feels warm and grounded, centered on a beautiful fireplace surrounded by custom built-in cabinetry. Around the corner, a practical mudroom keeps boots and coats out of sight and gives you easy access outside. Upstairs, the primary bedroom is massive—easily large enough for a king bed and your best furniture. The ensuite feels like a private spa, featuring a bright overhead skylight, a double-sided gas fireplace, a deep jetted tub, and a separate custom glass and marble shower. You’ll also find two additional generously sized bedrooms, another full washroom, and a dedicated laundry closet on this floor. Downstairs, the fully finished lower level is all about comfort. It’s a great spot for family movie nights, featuring a full wet bar with a built-in wine cooler to keep your favorite bottles ready for guests. A fourth bedroom and an additional full washroom complete this well-planned lower tier. The location is tough to beat. You are just a quick 5-minute walk from Shaganappi Park and the neighborhood elementary school. Commuting is incredibly easy

with fast access to Crowchild Trail and downtown. If you appreciate tree-lined streets, nearby golf, great local parks, playgrounds, and easy transit options, this is a rare chance to buy into one of Calgary's best inner-city communities. Call today to schedule your private showing.